

EASEMENTS
(TITLE 30)

UPDATE
BUFFALO DR/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-101-001 through 176-27-101-004

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to vacate existing patent easements on 4 parcels. Each parcel has 33 foot patent easements adjacent to each property line. Only a portion of the west side patent easement, adjacent to Buffalo Drive, on the western most parcel requires vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-1026	Reclassified from R-E to R-2 zoning for a single family hillside development (APN's 176-27-101-002 through 176-27-101-004) - expired	BCC Held no Date	May 2019
VS-18-1025	Vacation of easements (APN's 176-27-101-002 through 176-27-101-004) - expired	BCC Held no Date	May 2019
TM-18-500242	41 single family residential lots (APN's 176-27-101-002 through 176-27-101-004) - expired	BCC Held no Date	May 2019
UC-18-0923	Communication tower height	Approved by PC	February 2019
UC-0463-10	Communication tower (stealth Monopine) and associated equipment	Approved by PC	November 2010
ADR-0686-07	Stealth Monopine not to exceed 80 feet	Approved by ZA	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Public park (Exploration)
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Mountains Edge single family residential development & undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0168	A zone change to reclassify an R-E to an R-D zone, reduce setbacks, increase wall height, off-set street intersection for a single family residential (detached) development, and finished grade is a companion item on this agenda.
TM-22-500060	A tentative map for 30 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the

recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 3 cards

PROTESTS: 5 cards, 1 letter

COUNTY COMMISSION ACTION: May 18, 2022 – HELD – To 06/08/22 – per the applicant.

APPLICANT: EDDIE DUENAS

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